

WHEN RECORDED, MAIL TO:

Burke F. Roney

2188 Creekside Court  
Heber City, UT 84032

## Warranty Deed and Reservation of Easements

SPR, LC, a Utah limited liability company, of 1099 West South Jordan Parkway, South Jordan, Utah 84095, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS to BURKE F. RONEY, Grantee, of \_\_\_\_\_, County of \_\_\_\_\_, State of Utah, for the sum of TEN AND NO/100 -----DOLLARS, and other good and valuable considerations the following described tract of land in Wasatch, State of Utah (the "Property"), to-wit:

### SEE EXHIBIT A

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record, including but not limited to those certain Easement Agreements by and between Grantor and each of M & H Ranch, LLC, and the Cami D. Shipp Trust, dated May 16, 2012, and recorded with the Wasatch County Recorder's office as Entry Nos. 378957, and 378958, respectively.

Furthermore, Grantor hereby reserves to itself, its successors and assigns as owners of the property identified as Lots 1, 2 and 3 on the maps attached hereto and incorporated herein as Exhibit B (collectively the "Easement Maps"), and its and their successors, assigns, guests, licensees, invitees, and emergency and associated governmental service providers (collectively "Easement Beneficiaries"), the following perpetual, non-exclusive easements and rights of way:

(a) a non-exclusive perpetual easement and right-of-way over, on and under a portion of the Property (the "Roadway Easement"), for the purposes of (i) grading, paving (with concrete, asphalt, or other material as are desirable and/or necessary, and consistent with applicable local government regulations and standards), resurfacing, maintaining and replacing a road and access way on the Property, in the location more particularly described in the Easement Maps (the "Roadway"), (ii) ingress and egress for vehicular and pedestrian traffic over, upon and across such Roadway;

(b) the installation, construction, maintenance, repair, operation and replacement of utilities, including water, sewer, electricity, natural gas, telephone, fiber optics, and other utilities, on, over and under the Roadway; and

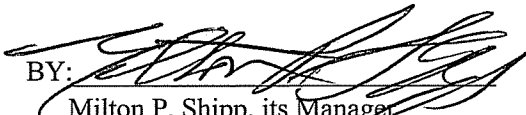
(c) the installation, construction, maintenance, repair, operation and replacement of an electrical utility line underneath the portion of the Property identified on the Easement Maps as the "Power Line Easement Property".

Nothing in the foregoing provisions shall be construed as an obligation for Grantor, or any of the Easement Beneficiaries to construct the Roadway, or any related utilities and/or other improvements described herein.

The provisions of this instrument are not intended to and do not constitute a dedication for public use of the Property, and the rights herein created are private and for the benefit only of the parties herein and the Easement Beneficiaries, their successors and assigns. All provisions of this instrument run with the land and are binding upon of the successors and assigns of the parties hereto and the Easement Beneficiaries.

WITNESS the hand of said Grantor, this 16 day of May, 2012.

SPR, LC, a Utah limited liability company

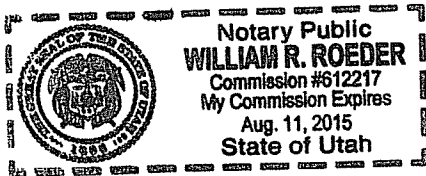
BY:   
Milton P. Shipp, its Manager

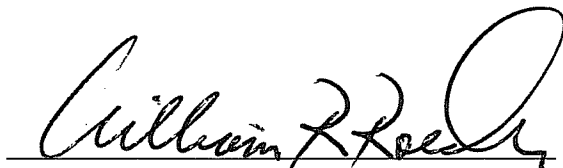
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 16 day of May, 2012, personally appeared before me Milton P. Shipp who being duly sworn did say that he/she is the Manager of SPR, LC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Milton P. Shipp acknowledged to me that he/she, as such Manager, executed the same in the name of the limited liability company.



  
Notary Public

My Commission Expires:  
Residing at:

ITS File: 55475

**EXHIBIT A****PROPERTY**

BEGINNING AT A POINT WHICH IS NORTH 87°08'21" EAST 317.86 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SPECIAL UINTAH BASE AND MERIDIAN.

THENCE NORTH 88°56'15" EAST 990.43 FEET; THENCE SOUTH 00°32'59" EAST 1311.9 FEET; THENCE NORTH 88°59'11" EAST 1318.78 FEET; THENCE SOUTH 00°27'35" EAST 654.05 FEET; THENCE SOUTH 00°22'34" EAST 327.78 FEET; THENCE NORTH 89°00'53" EAST 2.74 FEET; THENCE SOUTH 15°51'39" WEST 1851.77 FEET; THENCE SOUTH 83°30'58" EAST 642.29 FEET; THENCE SOUTH 12°27'14" WEST 1120.41 FEET; THENCE SOUTH 89°33'20" WEST 2505.46 FEET; THENCE SOUTH 88°56'08" WEST 1713.33 FEET; THENCE ALONG PROPOSED LOT 3 TO THE R.O.W. OF A PROPOSED COUNTY ROAD THE FOLLOWING TEN (10) CALLS: (1) THENCE NORTH 00°05'55" EAST 1146.35 FEET; (2) THENCE NORTH 58°31'47" WEST 448.36 FEET; (3) THENCE NORTH 39°22'51" EAST 835.32 FEET; (4) THENCE SOUTH 60°11'26" EAST 695.18 FEET; (5) THENCE NORTH 24°57'53" EAST 663.24 FEET; (6) THENCE NORTH 23°54'39" EAST 783.50 FEET; (7) THENCE NORTH 19°16'12" EAST 232.76 FEET; (8) THENCE EAST 448.51 FEET; (9) THENCE NORTH 54°26'50" EAST 731.65 FEET; (10) THENCE NORTH 35°33'10" WEST 136.22 FEET; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 3 THE FOLLOWING FOUR (4) CALLS: (1) THENCE ALONG THE ARC OF A 65.58 FOOT RADIUS CURVE TO THE RIGHT 151.43 FEET (CENTRAL ANGLE OF 132°18'04" AND A CHORD BEARING NORTH 47°43'59" WEST 119.96 FEET); (2) THENCE ALONG THE ARC OF A 128.03 FOOT RADIUS CURVE TO THE RIGHT 59.80 FEET (CENTRAL ANGLE OF 26°45'46" AND A CHORD BEARING NORTH 31°47'56" EAST 59.26 FEET); (3) THENCE ALONG THE ARC OF A 328.98 FOOT RADIUS CURVE TO THE LEFT 85.88 FEET (CENTRAL ANGLE OF 14°57'22" AND A CHORD BEARING NORTH 37°42'08" EAST 85.63 FEET); (4) THENCE ALONG THE ARC OF A 949.76 FOOT RADIUS CURVE TO THE RIGHT 26.91 FEET (CENTRAL ANGLE OF 01°37'23" AND A CHORD BEARING NORTH 31°02'09" EAST 26.90 FEET) TO A POINT ALONG PROPOSED LOT 2; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 2 THE FOLLOWING TWO (2) CALLS: (1) THENCE ALONG THE ARC OF A 949.76 FOOT RADIUS CURVE TO THE RIGHT 46.93 FEET (CENTRAL ANGLE OF 02°49'51" AND A CHORD BEARING NORTH 33°15'46" EAST 46.92 FEET); (2) THENCE ALONG THE ARC OF A 1902.74 FOOT RADIUS CURVE TO THE RIGHT 274.37 FEET (CENTRAL ANGLE OF 08°15'42" AND A CHORD BEARING NORTH 38°48'33" EAST 274.13 FEET) TO A POINT ALONG PROPOSED LOT 1; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 1 THE FOLLOWING TWO (2) CALLS: (1) THENCE ALONG THE ARC OF A 1902.74 FOOT RADIUS CURVE TO THE RIGHT 268.78 FEET (CENTRAL ANGLE OF 08°05'37" AND A CHORD BEARING NORTH 46°59'12" EAST 268.56 FEET); (2) THENCE ALONG THE

ARC OF A 1160.86 FOOT RADIUS CURVE TO THE LEFT 52.84 FEET (CENTRAL ANGLE OF 02°36'28" AND A CHORD BEARING NORTH 49°43'47" EAST 52.83 FEET); THENCE LEAVING THE PROPOSED COUNTY ROAD R.O.W. AND FOLLOWING THE BOUNDARY OF PROPOSED LOT 1 THE FOLLOWING FIVE (5) CALLS: (1) THENCE NORTH 47°48'05" WEST 312.09 FEET; (2) THENCE SOUTH 75°12'42" WEST 601.60 FEET; (3) THENCE SOUTH 54°26'50" WEST 557.87 FEET; (4) THENCE WEST 121.00 FEET; (5) THENCE NORTH 27°06'59" EAST 1205.83 FEET TO THE POINT OF BEGINNING.

BEING PART OF:

SERIAL NO.: OWC-3028-1  
TAX PARCEL NO. 00-0020-0304

SERIAL NO. OWC-3045  
TAX PARCEL NO. 00-0010-9830

SERIAL NO. OWC-3028  
TAX PARCEL NO. 00-0010-9665

SERIAL NO. OWC-3052  
TAX PARCEL NO. 00-0010-9921

SERIAL NO. OWC-3044  
TAX PARCEL NO. 00-0010-9822

**EXHIBIT B**  
**EASEMENT MAPS**

*See attached.*



70 foot Access and Utility Easement (North)

Beginning at a point which is South 00°22'32" East 661.04 feet along the westerly section line of Section 20 and East 1275.06 feet from the Northwest Corner of Section 20, Township 4 South, Range 10 East, Uintah Special Meridian.

Said point being along the Westerly Boundary of a 60 foot easement for an existing county road (Forest Road 90); Thence along the centerline of a 70 foot Access and Utility Easement.

Thence North 00°32'59" West 208.53 feet;  
 Thence North 86°12'09" West 76.48 feet;  
 Thence South 69°02'57" West 121.99 feet;  
 Thence North 82°43'46" West 105.16 feet;  
 Thence South 45°30'27" West 122.38 feet;  
 Thence South 76°30'44" West 57.06 feet;  
 Thence South 28°23'39" West 33.05 feet to the northerly property boundary of Strawberry Pines Lot 1.

70 foot Access and Utility Easement (South)

Beginning at a point which is South 00°22'32" East 921.09 feet along the westerly section line of Section 20 and West 1005.02 feet from the ~~Northwest~~ Corner of Section 20, Township 4 South, Range 10 East, Uintah Special Meridian. *↑ West Quarter*

Along the centerline of a 70 foot Access and Utility Easement.

Thence South 39°39'42" West 83.00 feet;  
 Thence South 71°28'22" West 314.14 feet;  
 Thence South 76°36'56" West 77.00 feet;  
 Thence North 88°43'40" West 160.56 feet;  
 Thence South 76°54'57" West 157.48 feet;  
 Thence South 59°23'49" West 203.08 feet;  
 Thence South 50°58'55" West 66.72 feet;  
 Thence North 58°31'47" West 49.96 feet;  
 Thence North 41°01'36" East 144.19 feet;  
 Thence North 44°00'46" East 71.88 feet;  
 Thence North 63°26'57" East 87.73 feet;  
 Thence North 54°47'57" East 74.21 feet;  
 Thence North 81°05'26" East 92.07 feet;  
 Thence North 68°58'28" East 99.36 feet;  
 Thence North 64°33'02" East 82.96 feet;  
 Thence North 30°45'04" East 76.74 feet;  
 Thence North 01°10'12" West 87.36 feet;  
 Thence North 34°34'45" East 84.67 feet;

